



GY01-0001: WELFARE BUILDING REPLACEMENT TENDER CLARIFICATIONS LOG

1 - DOCUMENT PURPOSE SUMMARY:

This Tender Clarifications Log is to be used by all Bidders for submitting clarification questions relating to any and all tender related documents. All questions must be submitted in writing only, in accordance with the communication protocol defined in the ITT. Responses provided by GYSBI will be shared with all bidders simultaneously to ensure a fair and transparent tender process.

Clarifications must be submitted via email with the subject line:
 "Clarification Request – GY02-0001 – [Bidder Name]"

Each question must be numbered sequentially.

Only written responses provided through this log are considered valid.

Verbal communications, meetings, phone calls, or informal discussions shall not be considered official instructions.

Clarification periods and deadlines are defined in the ITT.

SECTION 2 - CLARIFICATIONS LOG TABLE:

ID NO	DATE RECEIVED	BIDDER NAME	REFERENCE DOCUMENT / CLAUSE	QUESTION / CLARIFICATION REQUESTED	GYSBI RESPONSE	DATE RESPONDED
1	February 25, 2026	-	GY01-0001-EN-SOW-001-01 REV C1	Boot Room FFE Clarification: List required equipment	<p>Boot Room FFE</p> <p>Refer to Section 3.4 (Functional & Technical Requirements – Ground Floor – Dirty / High-Traffic Zone) and Section 3.5 (Minimum Quality & Specification Requirements). For clarity, the Boot Room is intended as the initial dirty transition area for personnel entering from site prior to accessing changing facilities.</p> <p>For tender pricing purposes, the Boot Room shall include, as a minimum:</p> <ul style="list-style-type: none"> •Non-slip, heavy-duty floor finish •Floor drains designed for frequent washdown •Segregated area for temporary dirty PPE handling •Heavy-duty hanging rails or wall-mounted hooks for outerwear •Mechanical ventilation suitable for high-moisture conditions •Hose point or washdown provision <p>The Boot Room is distinct from the main changing room and locker areas, which are separately defined within Section 3.4 and Section 3.5.</p> <p>All equipment and finishes shall comply with the industrial-duty standard defined in Section 3.5 and be suitable for high-frequency use in a humid coastal environment. Final layout and equipment selection remain Contractor design responsibility and shall be included within the FF&E schedule submission.</p> <p>No change to scope is introduced.</p>	February 26, 2026

2	February 25, 2026	-	GY01-0001-EN-SOW-001-01 REV C1	<p>Medical Office FFE Clarification: List required equipment</p>	<p>Medical Office FFE Refer to Section 3.4 (Functional & Technical Requirements – Ground Floor), which includes provision of a Medical Office, and Section 3.5 (Minimum Quality & Specification Requirements). For tender pricing purposes, the Medical Office shall be designed as a basic occupational health treatment room suitable for an industrial shore base environment. As a minimum, bidders shall allow for:</p> <ul style="list-style-type: none"> •Examination couch / treatment bed •Lockable medical storage cabinet(s) •Desk and seating •Washroom with, hand wash basin with appropriate sanitary fittings & set up for urine testing •Clinical waste bin provision •Adequate lighting suitable for examination purposes •Clear internal space to allow stretcher access <p>The room shall comply with applicable occupational health, building, and fire regulations. Provision of specialist emergency medical equipment (e.g., AED, oxygen kits, monitoring devices) shall not be assumed unless specifically included in the Contractor’s proposal. Bidders shall clearly state their assumption. Detailed FF&E schedules and layout remain Contractor design responsibility under the turnkey scope.</p> <p>No change to scope is introduced.</p>	February 26, 2026
3	February 25, 2026	-	GY01-0001-EN-SOW-001-01 REV C1	<p>Support Rooms & Circulation Clarification: Purpose of space not clear</p>	<p>Support Rooms & Circulation Refer to Section 3.4 (Functional & Technical Requirements – Ground Floor), which identifies “Support rooms and circulation,” and Section 3.3 (Contractor Engineering Responsibility). For clarity, Support Rooms are intended to include essential operational service spaces required for the building to function effectively. For tender purposes, bidders shall allow for:</p> <ul style="list-style-type: none"> •Cleaner’s store with mop sink and drainage •General storage room(s) for consumables and welfare supplies •Electrical / ICT service cupboards •Linen or laundry-related storage (as required to support welfare operations) <p>Circulation areas shall:</p> <ul style="list-style-type: none"> •Provide safe and logical personnel flow between dirty and clean zones •Comply with applicable fire and life safety regulations •Provide compliant means of escape •Allow stretcher access at ground floor level <p>All support rooms and circulation areas shall be accommodated within the overall building footprint and floor area defined in Section 3.2. Room sizing, configuration, and final layouts remain Contractor design responsibility under the turnkey Design & Build scope. No additional floor area beyond that defined in the SOW shall be assumed.</p> <p>No change to scope is introduced.</p>	February 26, 2026

4	February 25, 2026	-	GY01-0001-EN-SOW-001-01 REV C1	Utility Connection Parameters Clarification: Please provide technical parameters	Utilities Refer to Section 3.2 (Engineering & Information Provided by GYSBI) and Section 3.6 (Sewage & Utilities). For tender pricing purposes, bidders shall assume the following: <ul style="list-style-type: none"> •Potable water connection point available within the project footprint. •Sewer tie-in point available within the project footprint, compatible with the ongoing RED FOX sewage handling project. •Electrical power available from the existing GYSBI site distribution system. The Contractor is responsible for: <ul style="list-style-type: none"> •Verifying available capacity of all utility connections. •Confirming tie-in locations and connection details. •Designing all internal distribution systems. •Providing separation of black and grey water as required under Section 3.6. •Ensuring compatibility with the RED FOX sewage project interface. No off-site utility upgrades shall be assumed unless identified by the Contractor within their proposal. All utility capacity assumptions shall be clearly stated within the bid submission. No change to scope is introduced.	February 26, 2026
5	March 4, 2026	-	GY01-0001-EN-SOW-001-01-REV-C1-SCOPE-OF-WORK - Page 6	Turnkey Design & Build (EPC) Clarification: - Is the proposal intended to cover design, BOQ preparation, and full contractor tender documentation? - Can the project be undertaken solely by a Consultancy firm/ are there any reservations against a joint venture with an independent contractor and independent consultant?	Turnkey Design & Build (EPC) There are no restrictions on how a contractor manages the turnkey delivery of this building. However, the quotation offered must include all aspects of the delivery. From conceptual drawings and layouts, through to handover.	March 4, 2026
6	March 5, 2026	-	GY01-0001-EN-SOW-001-01-REV-C1-SCOPE-OF-WORK	3.4 Functional & Technical Reequipments - 460 double height lockers is this a sealed requirement or a suggestion, and if it is should the 85/15 split carry over to this requirement?	Functional & Technical Requirements The lockers can be a split arrangement. As long as its double height and of a suitable standard in terms of industrial, heavy duty use.	March 10, 2026
7	March 10, 2026	-	GY01-0001-EN-SOW-001-01-REV-C1-SCOPE-OF-WORK	3.5 Minimum Quality & Specification Requirements Clarification: - Is there a minimum capacity for the washers and dryers?	Minimum Quality & Specification Requirements The washer & dryer spec is to be to an industrial standard. Refer to the scope of work document which documents the PAX. It is up to the contractor to advise on the make, model, and capacity of all equipment proposed as part of their bid. Please also note the section on warranties and spare maintenance parts.	March 12, 2026
8	March 10, 2026	-	GY01-0001-EN-SOW-001-01-REV-C1-SCOPE-OF-WORK	3.4 Functional & Technical Requirements - Substitution for the double-height lockers as specified in the initial brief. We propose using triple level as a direct alternative. Each locker will be 12"W x 24" H x 16" D. Please let us know if this meets your approval.	Functional & Technical Requirements If a triple height locker is to a sufficient standard and capacity, to that of the double height, this is acceptable.	March 12, 2026

NOTE TO BIDDERS:

Responses in this log form part of the Tender Documentation.
 Bidders shall ensure all clarifications are incorporated into their proposals.
 No claims will be accepted for matters not raised during the clarification period.